

Exhibit A

Planning Department Fees

Fee Type	Current Fee/Deposit		Proposed Fee/Deposit	
	Fee	Deposit	Fee	Deposit
General				
Pre-Application Meeting	\$405		\$500	
<u>Pre-Application Meeting - ADU</u>	-		\$400	
Fence Permit - Staff Level	\$440		\$500	
Oak Tree Removal	\$225		\$275	
<u>Oak Tree Removal (Dead/Emergency)</u>	-		\$0	
<u>Arborist Report Review</u>	-			\$500
Geotechnical Report Review		\$1,400		\$2,000
Review of County Application	\$494		<i>No longer used.</i>	
Site Analysis	\$134		\$250	
<u>Additional Plan Review</u>	-		\$600	
<u>Wireless Modification (Administrative)</u>	-		\$2,100	
Landscape Performance Deposit		\$5,000		\$5,000
Permit Modification	\$1,246		\$1,400	
Appeal	\$952	\$1,707	\$900	\$2,000
Extension – Staff Level	\$169		\$245	
Extension – Council Level	\$723		\$1,100	

Site Development				
<u>Zoning Permit</u>	-		\$250	
<u>Minor Administrative Review</u>	-		\$1,500	
Major Administrative Review	\$435	\$2,041	\$2,900	
Site Development Hearing Review	\$1,328	\$3,264	\$4,000	
Fast Track Hearing Review	\$1,808	\$5,430	\$4,700	
Planning Commission Hearing Review	\$1,808	\$5,430	\$850	\$6,000
Conditional Development Permit	\$663	\$1,349	\$2,100	

Variances				
Major Variance	\$1,584	\$1,450	\$850	\$5,000
Minor Variance	\$765	\$700	\$700	\$3,000
Fence Variance	\$330	\$300	<i>Combined with Minor Variance.</i>	
Appeal	\$473	\$430	<i>Combined into one Appeal fee under General.</i>	

Fee Type	Current Fee/Deposit		Proposed Fee/Deposit	
	Fee	Deposit	Fee	Deposit
Conditional Use Permits				
New Application	\$663	\$1,349	\$850	\$5,000
Renewal or Amendment	\$320	\$809	\$700	\$3,000
Appeal	\$473	\$430	Combined into one Appeal fee.	

Environmental Review				
Preparation of Negative Declaration	\$564		Combined into new fees below.	
Review of Initial Study	\$473			
Preparation of Initial Study	\$640	\$2,697		
Preparation of Draft EIR by Staff	Staff Rate	\$10,000		
Review of Draft EIR by Outside Consultant	\$683	\$809		
Variance Application	\$503	\$1,079		
<u>Technical Environment Study Review</u>	-			\$1,000
<u>Preparation of Initial Study/NegDec by Staff</u>	-			\$7,500
<u>Preparation of Initial Study/NegDec/EIR by Outside Consultant</u>	-			Time/Materials + 10% admin

CEQA Filing Fees			
Negative Declaration	\$2,206		These fees are set by Santa Clara County and updated beginning of each year.
County Processing Fee (as applicable)	\$50		
Planning Staff and Consultant Hourly Rates			
Planning Director	\$320/hr		These rates will be set as part of the Planning Dept. budget each year and will be based on the fully burdened hourly rate for each staff member.
Senior Planner	\$166/hr		
Associate Planner	\$143/hr		
Assistant Planner	\$126/hr		
Contract Associate Planner	\$143/hr		
Consultant Deposit	Staff Rate	\$1,400	

Subdivisions and Mapping				
Tentative Map				
Minor Land Division (<5 lots)	\$1,046	\$4,146	\$700	\$5,000
Subdivision (5+ lots)	\$1,584	\$9,675	\$850	\$10,000
Extension	\$1,710	\$948	\$525	
Appeal	\$473	\$560	Combined into one Appeal fee.	
Modification/Amendment	\$320	\$809	\$600	\$2,000

Fee Type	Current Fee/Deposit		Proposed Fee/Deposit	
	Fee	Deposit	Fee	Deposit
Final Map				
Minor Land Division (<5 lots)	\$320	\$2,448		
Subdivision (5+ lots)	\$320	\$2,853		
Certification of Correction	\$320	\$809		
Other Applications				
Lot-Line Adjustment and Merger	\$589	\$2,194	\$700	\$3,500
Certificate of Compliance	-		\$700	\$3,500
Easement Review	-			\$3,000
Impact Fees (set by resolution or ordinance)				
Pathway Development Fee	Per Resolution 62-19, and replaced the Pathway Construction Fee.			
Recreation In-Lieu Fee	Per Municipal Code Section 9-1.1403			
Storm Drainage Fee	\$0.69 per square-foot			
Town Inspection of Public Improvements	\$165	10% of Improvement Costs	<i>Moved into Engineering Fees.</i>	

Annexation				
Up to Four Lots (deposit is per number of lots)	\$1,687	\$8,083	\$850	\$5,000
More than Four Lots (deposit is per number of lots)	\$1,584	\$9,660	\$850	\$5,000
Extension/Modification	\$308	\$280	\$200	\$2,000
Appeal	\$473	\$565	<i>Annexation actions not appealable.</i>	
Amendment	\$834	\$830	<i>Covered by Extension/Modification.</i>	

Short-Term Rental Licenses				
Short-Term Rental License (initial)	-		\$200	
Short-Term Rental Renewal	-		\$100	
Conditional Short-Term Rental License	-		\$1,300	

Other Fees				
General Plan Amendment	\$1,201	\$1,380	\$850	\$5,000
Municipal Code Amendment	\$706		\$850	\$5,000
Zoning Ordinance Interpretation	\$330	\$430	\$800	
Request PC/CC Action	\$473	\$430	<i>No longer used.</i>	
Service Request	\$106	\$145	<i>No longer used.</i>	
Inspection of Landscape and Other Required Monitoring	\$239	\$475	<i>Covered by Landscape Performance Deposit.</i>	
Application Process Violation	Up to 10x application fee		Up to 10x application fee	

Building Department Fees

Fee Type	Current Fee	Proposed Fee
Construction and Structural Addition (per Muni Code Title 8, Chapter 7, Section 8-7.01)		
New Dwelling Deposit	\$1,222	Original basis unclear – consolidated with Permit Fee.
Addition (per sq ft of floor area added)	\$0.74/sq ft	
Planned Drainage Facilities (per Muni Code Title 8, Chapter 7, 8-7.05)		
Impermeable Structure (per sq ft of development area added)	\$0.96/sq ft	\$0.96/sq ft

Building Application Fees		
Valuation – New Dwelling and Addition		Project valuation amounts will no longer be fixed – valuation information will be provided by applicants or contractors and verified by staff.
Habitable Space	\$165/sq ft	
Garages	\$58/sq ft	
Decks	\$27/sq ft	
Permit Fees		
New Residence	\$192 + 0.9% valuation	Combined into the All Projects Fee.
Small Projects (max \$469)	Actual Cost	
All Other Projects	\$192 + 0.9% valuation	
All Projects Base Fee	-	\$240
All Projects - Modifier	-	0.9% of project valuation
Solar Panels (set by State law)	\$469 + \$15/kW (above 15kW)	\$450 + \$15/kW (above 15kW)
Demolition	\$98	\$180
Other Projects		
Bedroom	\$96	Combined into the All Projects Fee.
Plus (depending on valuation)		
\$1 to \$2,000	\$74	
\$2,001 and up	\$154 + 0.51% valuation	
Plan Review Fee	65% of Permit Fee	65% of Permit Fee
Review of Plan Revision	\$126/hr or \$85 (max)	Combined with Plan Review Fee.
Plan Retention Fee	\$19/page	\$40/page
Site Development Compliance Inspection	\$675	Added to the Planning and Engineering Fees Section.
Planning and Engineering Review and Inspection Fees		
Site Development Review	-	\$800
Site Development Compliance Inspections	-	\$950
ADU Plan Review	-	\$700
ADU Compliance Inspections	-	\$800
Energy Fee (State Imposed) Formula = 1.65 x (0.15 x building permit fee)	15% of Building Permit	15% of Building Permit

Strong Motion Instrumentation Program (State imposed)	\$0.10/\$1,000 of assessed valuation	\$0.10/\$1,000 of assessed valuation
Extension of Building Permit	\$94	\$180
Replacement of Inspection Card	\$58	\$80
Additional Plan Review	\$110	\$350
<u>Temporary Certificate of Occupancy</u>	-	\$500

Inspections Fees

Inspection Request, when no permit is needed

During normal business hours	\$154	\$210
After normal business hours	\$154	\$240
Reinspection	\$154	\$210
Inspection for which no fee is otherwise indicated	\$154	\$210
Code Compliance Inspection	\$154	\$300

Other Permit Fees

Electrical Permits		Combined into Mechanical, Electrical and Plumbing Fee.
Issuance Fee	\$185	
Permit Fee—New Residential Structures	\$0.10/sq ft	
Plumbing Permits		
Issuance Fee (not including water heaters)	\$185	
Permit Fee—New Residential Structures	\$0.10/sq ft	
Mechanical Permits		
Issuance Fee	\$185	
Permit Fee—New Residential Structures	\$0.10/sq ft	
Re-Roofs and Termite Repair Permits	\$375	Moved into All Projects Fee.
Pool/Spa		Moved into Mechanical, Electrical and Plumbing Fee.

Mechanical, Electrical and Plumbing Permits

<u>All Projects Base Fee</u>	-	\$180
<u>All Projects - Modifier</u>	-	0.9% of project valuation
Furnace	\$69	\$82
Gas Lines	\$69	\$82
Water Heater	\$69	\$82
Street Address Change	\$1,100	\$650
Penalty for beginning construction before permit obtained	Up to 4x Permit Fee	Up to 4x Permit Fee

Performance Deposits		
Building Permit Final Deposit (Refunded after permit finalized)		
Less than \$10,000 <u>\$25,000</u>	\$103	\$0
<u>\$25,000</u> \$10,000 or more	0.9% of valuation	0.9% of valuation
Early Meter Release Utility Deposit (Refunded after permit finalized)		
Gas	\$20,000	\$20,000
Electric	\$40,000	\$40,000
Landscaping Deposit	\$5,000	<i>Moved to Planning Fee Schedule.</i>

Engineering Department Fees

Fee Type	Current Fee	Proposed Fee
Site Development		
Staff Review and Research	Staff Rate	<i>Cost covered by Planning application fees.</i>
Street and Pathway Excavation Permit		
Permit Fee	\$159	<i>Combined with Encroachment Fee.</i>
Other Street Charges (as applicable, min. \$520)	\$11/sq ft	<i>Moved to Impact Fee Section</i>
Other Pathway Charges (as applicable, min. \$520)	\$1.28/sq ft	<i>Moved to Impact Fee Section</i>
Encroachment in Public Right-of-Way		
Application Fee	\$592	\$326
Inspection Deposit	\$557	\$1,000
<u>Appeal Deposit</u>	-	\$1,000
Trenching Fee (min. \$400)	\$17/linear foot	<i>Moved to Impact Fee Section</i>
Fence; Wall; Irrigation; Driveway Cuts (max. \$595)	\$17/linear foot	<i>Moved to Impact Fee Section</i>

Impact Fees		
Other Street Charges (as applicable, min. \$520)	\$11/sq ft	\$11/sq ft
Other Pathway Charges (as applicable, min. \$520)	\$1.28/sq ft	\$1.28/sq ft
Trenching Fee (min. \$400)	\$17/linear foot	\$17/linear foot
Fence; Wall; Irrigation; Driveway Cuts (max. \$595)	\$17/linear foot	\$17/linear foot

Engineering Staff and Consultant Hourly Rates		
Public Works Director/City Engineer	\$265/hr	<i>These rates will be set as part of the Engineering Dept. budget each year and will be based on the fully burdened hourly rate for each staff member.</i>
Senior Engineer	\$166/hr	
Associate Engineer	\$166/hr	
Assistant Engineer	\$139/hr	
Contract Associate Engineer	\$166/hr	

Sewage Disposal Utility Charges		
Sewer Connection Fee (per unit of service)	\$7,950	\$7,950
Sewer Reimbursement Fee	Varies based on reimbursement agreement.	Varies based on reimbursement agreement.
Sewer Charge Appeal – Filing Fee and Deposit	\$585/\$875	\$585/\$875
Industrial Waste Discharge Permit	Full Cost to Town	Full Cost to Town
Solid Waste Collection and Disposal Monthly Fee	Per Solid Waste Fee Schedule.	Per Solid Waste Fee Schedule.

